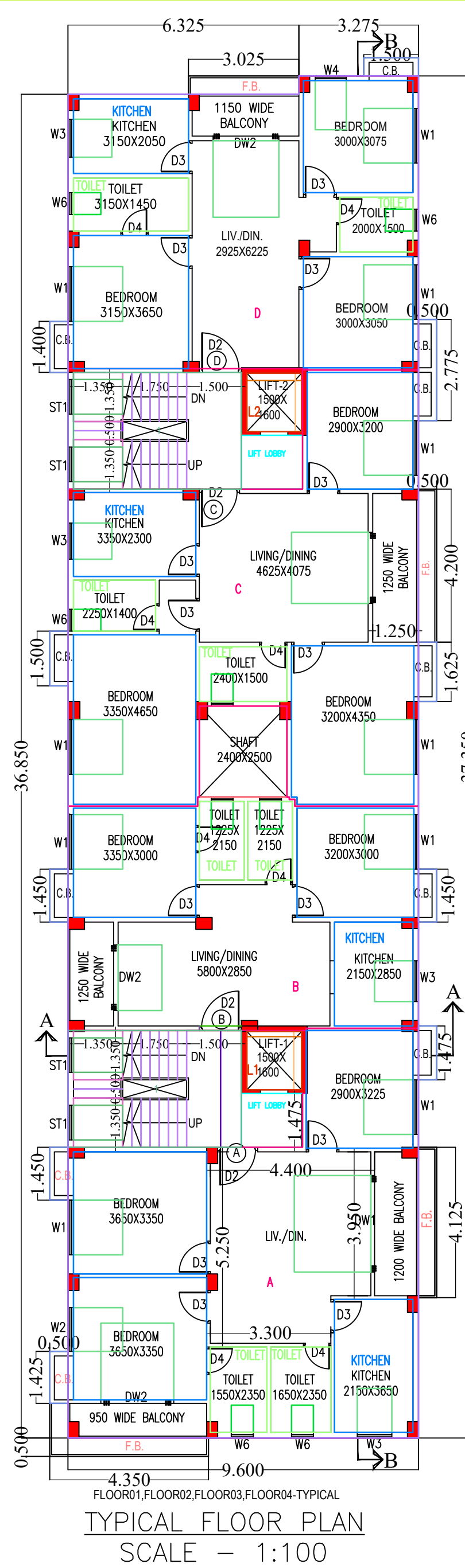
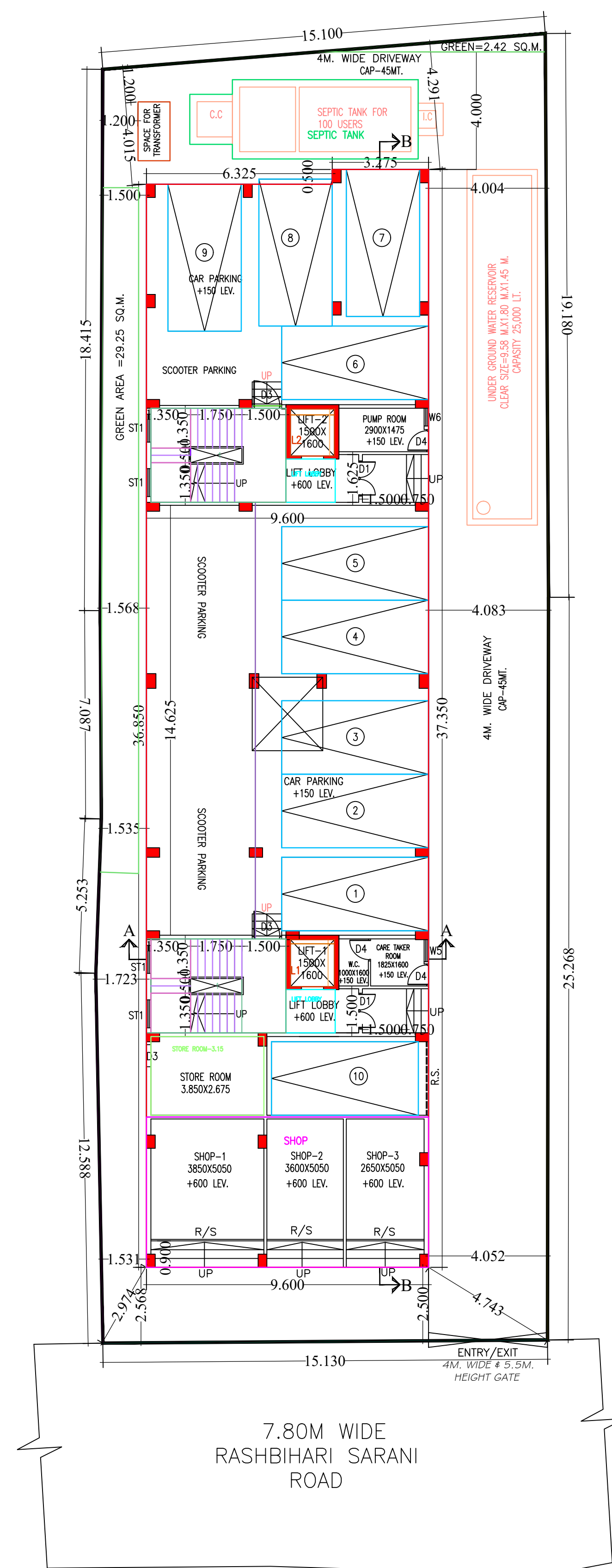
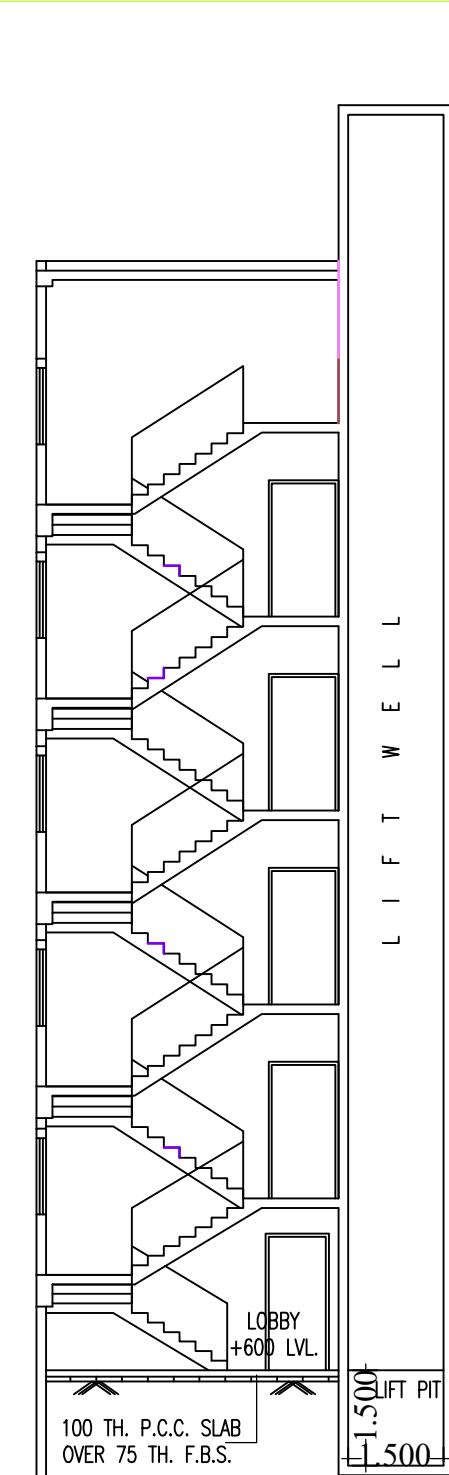




TYPICAL FLOOR PLAN
SCALE - 1:100



GROUND FLOOR PLAN
SCALE - 1:100



SECTION A-A
SCALE 1:100

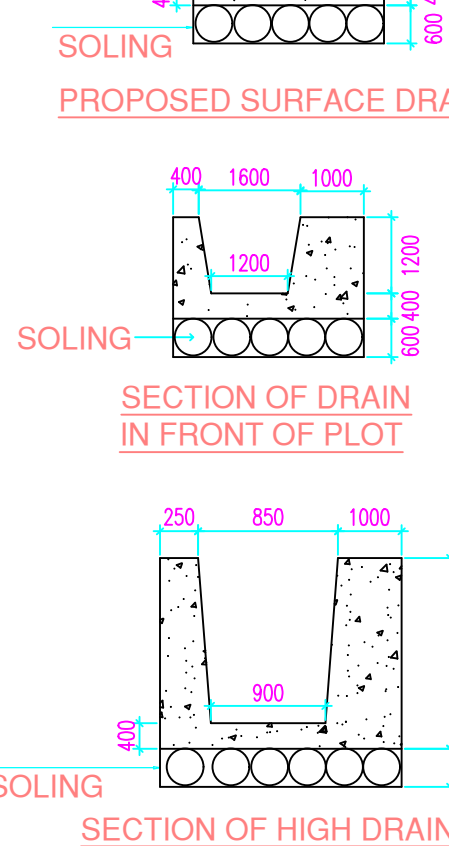
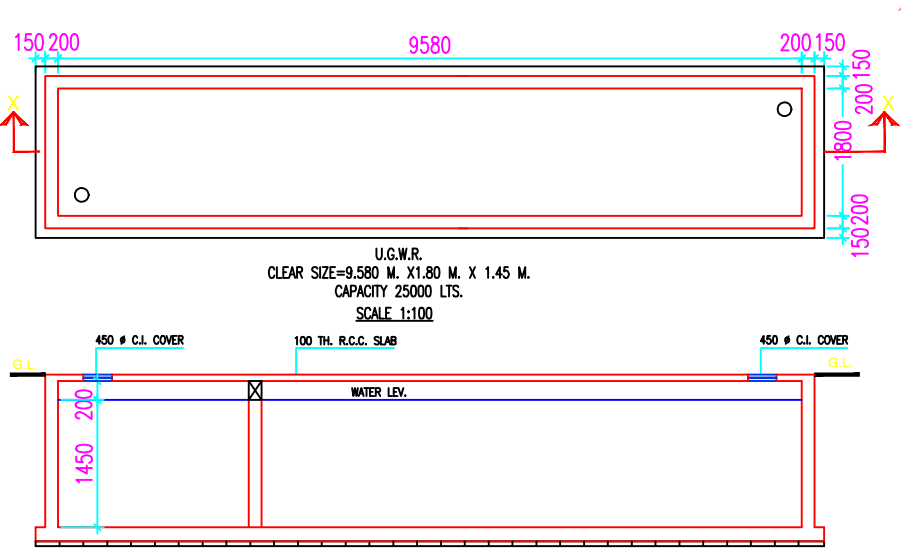
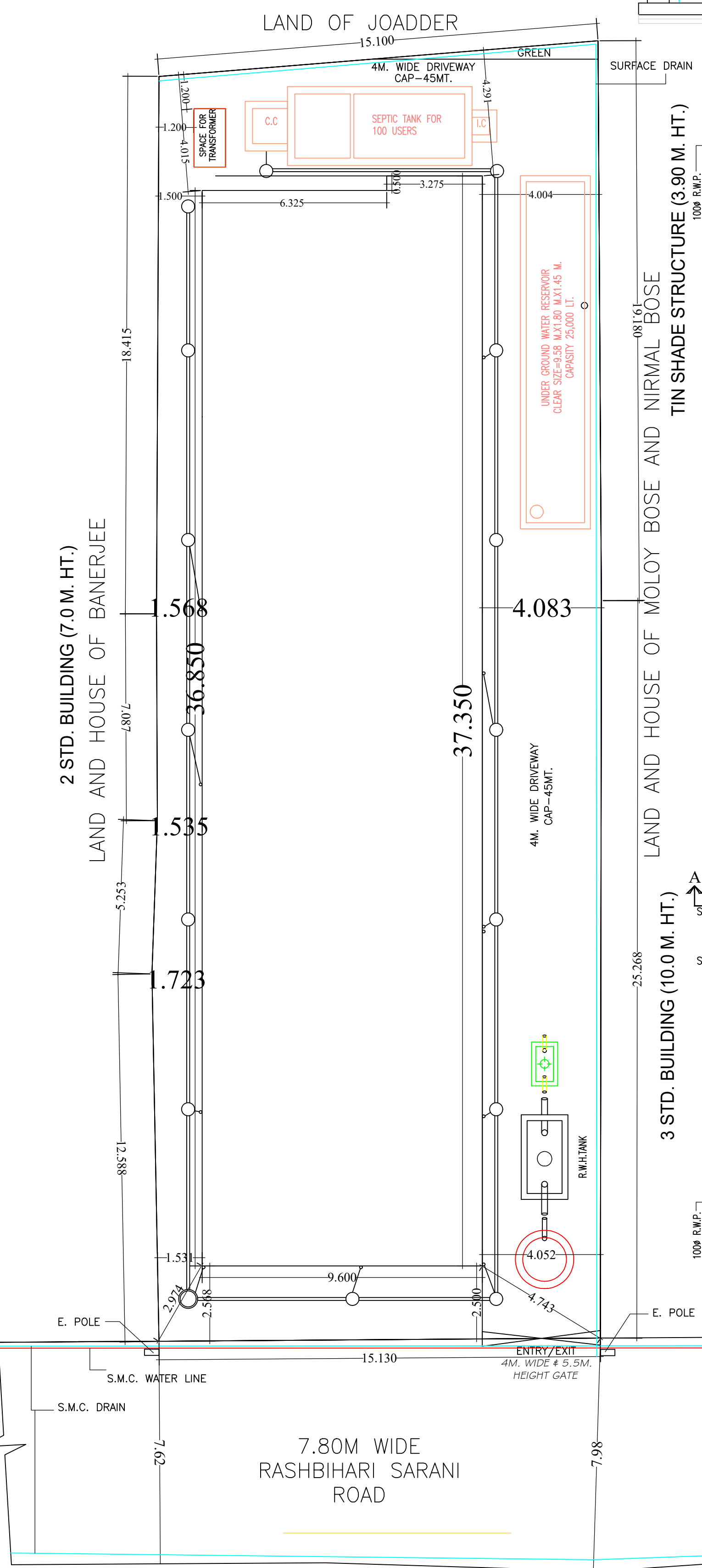


TABLE FOR SEPTIC TANK					
NO OF USERS	L1	L2	B	F	
100 USERS	3800	1900	2100	1300	



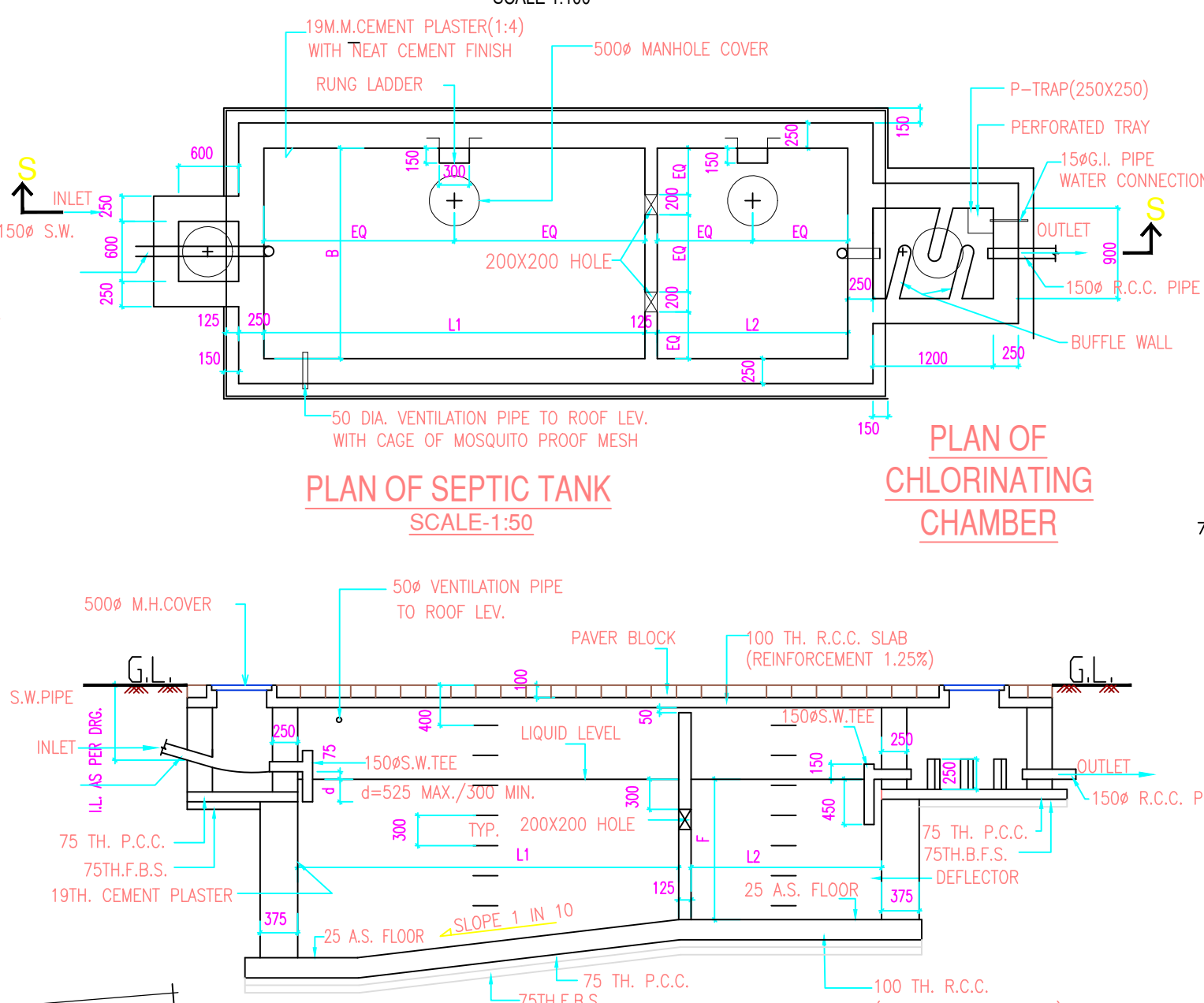
SECTION-X-X
SCALE 1:100

3STD. BUILDING(10.0 M HT.)



SITE PLAN
SCALE 1:200

SECTION B-B
SCALE 1:100



SECTION-S-S
SCALE 1:50

3STD. BUILDING(10.0 M HT.)

LAND OF JOADDER

LAND AND HOUSE OF BANERJEE

LAND AND HOUSE OF MOLLY BOSE AND NIRMAL BOSE

LAND AND HOUSE OF MOLEY BOSE AND NIRMAL BOSE

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WASTE WATER DISCHARGE CALCULATION

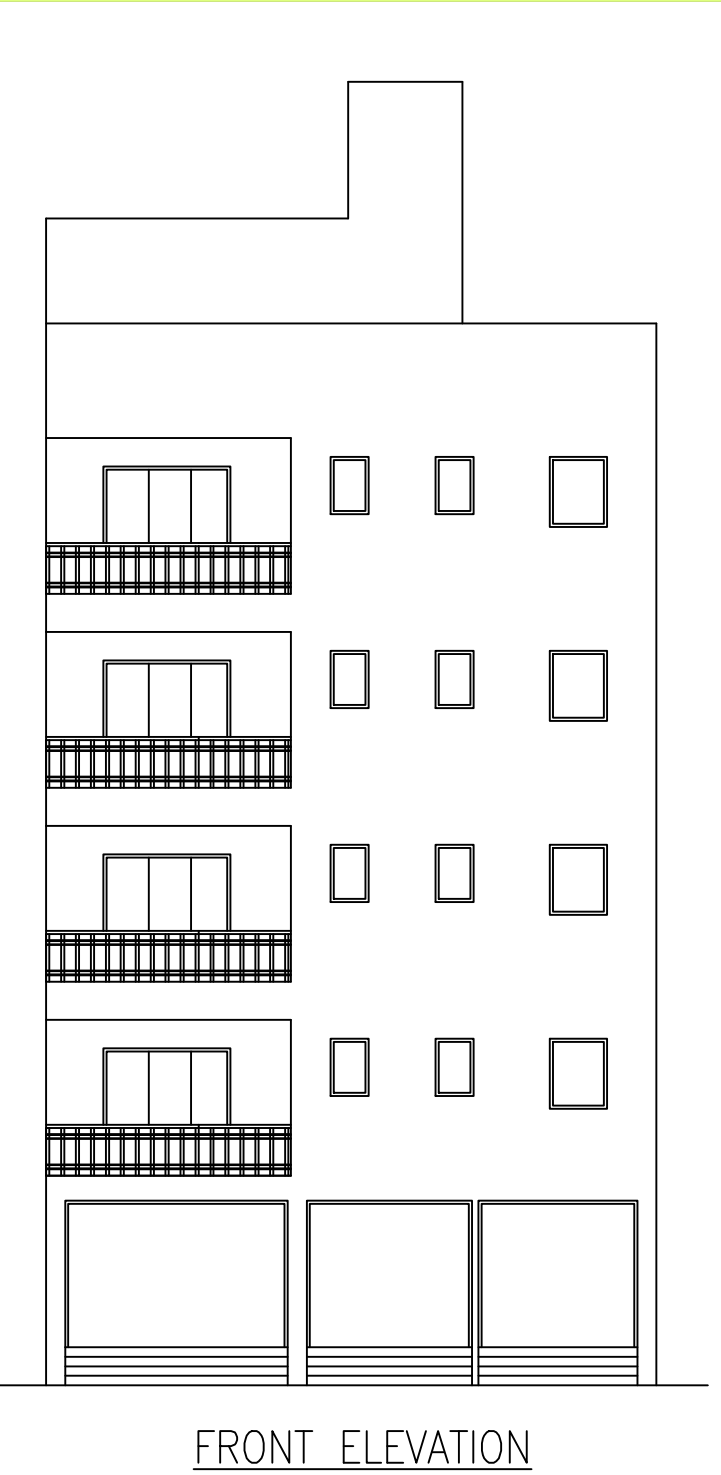
THIS IS TO STATE THAT THE WASTE WATER RECYCLING SYSTEM WILL NOT BE REQUIRED FOR THE FOLLOWING BUILDING AS THE TOTAL WASTE WATER DISCHARGE IS LESS THAN 40,000 LTRS. PER DAY. CONSIDERING DISCHARGE WATER = 88 (PERSONS) X 130 LTRS. = 11440 LTRS.

TREE COVER CALCULATION

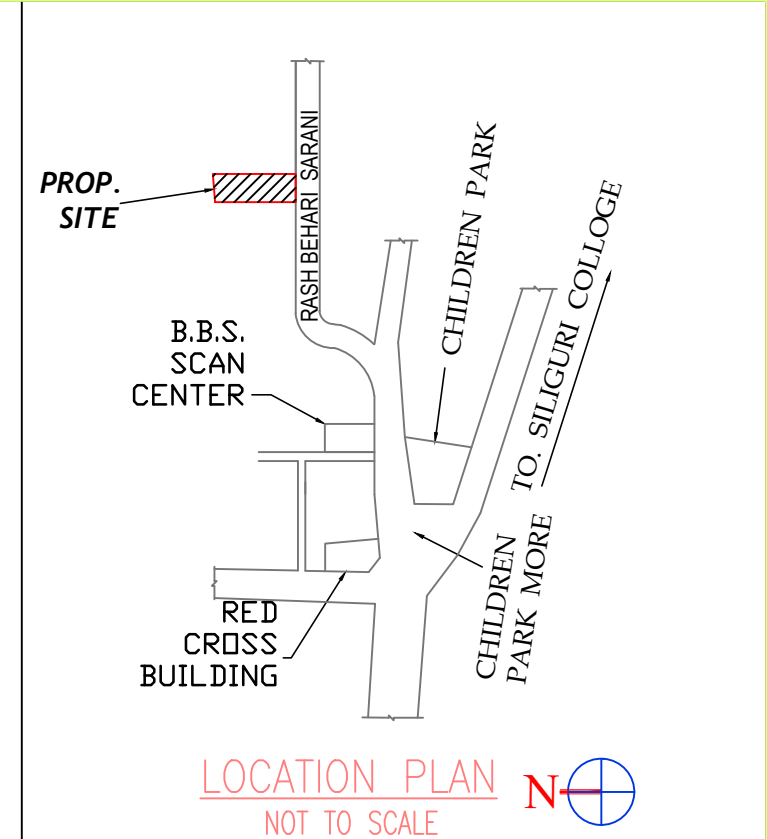
PERMISSIBLE:
(667.73 X 1733.80) 15% /6000
= 28.94 SQ.M. (4.33%)
PROPOSED:
TOTAL : 31.67 SQ.M.

NOTES :-

- ALL WRITTEN DIMENSIONS IN MM.
- ALL WALLS ARE 125 MM THICK.
- BRICK WORK IN CEMENT MORTAR (1:1:6) IN FOUNDATION & PLINTH.
- 125 TH. BRICK WORK IN SUPER STRUCTURE IN CEMENT MORTAR (1:4) SHOULD BE PROVIDED.
- CEMENT CONCRETE MIX (1:1.5:3) TO BE USED IN R.C.C. WORKS.
- ALL DOORS & WINDOWS FRAMES ARE SAL WOOD 100X100 MM (K.P.M. SECTION) & PANELS ARE GAMARI WOOD (30 MM TH.).
- ALL PLASTER WORK IN CEMENT MORTAR (1:4) SHOULD BE PROVIDED.
- PROVIDE 38 MM TH. D.P.C. (1:1.5:3) AT PLINTH LEVEL.
- USE (1:3:3) CONCRETE MIX IN ALL P.C.C. WORK & FLOOR ARE (1:1.5:3) FOR WATER CEMENT RATIO LAP LENGTH CLEAR COVER CURING PERIOD E.T.C. IS 486 OR S.P-16 LATEST EDITION TO BE FOLLOWED.
- GRADE OF STEEL Fe-410.
- ALL STRUCTURAL DETAILS WILL BE PROVIDED AS / STRUCTURAL CALCULATION SHEET SUBMITTED BY STRUCTURAL ENGINEER ATTACH WITH THIS PLAN.



FRONT ELEVATION
SCALE- 1:100



SCHEDULE OF DOORS & WINDOWS

NO.	SILL	LINTEL	SIZE
D1	-	2150	1200X2150
D2	-	2150	1100X2150
D3	-	2150	900X2150
D4	-	2150	750X2150
DW1	-	2150	2400X2150
DW2	-	2150	1800X2150
W1	350	2150	1500X1800
W2	350	2150	1200X1800
W3	1050	2150	900X1100
W4	350	2150	850X1000
W5	1250	2150	750X900
W6	1050	2150	600X900
S1	950	2150	500X1200
S2	2150	2150	AS PER SITE

TITLE:
PROPOSED (6) STORED (15.48 M HT. RESIDENTIAL, COMMERCIAL (RETAIL SHOP) BUILDING AT R.S. PLOT NO-10673, LR PLOT NO-3144, R.S. KHATAN NO-5221, L.R. KHATAN NO-1287, 2567, R.S. J.L. NO-11088, L.R. J.L. NO-92, R.S. MOUZA - SILGURI, L.R. MOUZA - SILGURI PURBA, P.S. - SILGURI, WARD NO-16, DIST - DARJEELING, WEST BENGAL.

OWNERS:
1) SHREYESTH PLAZA MAKER LLP BEING REPRESENTED BY PARTNER SRI AMT PODDAR OFFICE AT GOVAL PLAZA, SEVKE ROAD BY LANE, P.O - SEVKE ROAD, P.S. - BHAKTINAGAR, PIN - 734001, DIST - JALPAIGURI, STATE - WEST BENGAL.
2) SRI SAMBIT DHAR, S/O LATE SALENDR KUMAR DHAR RESIDENT OF SAIL KUTIR, 28 RASH BEHAR SARANI, WARD NO-16 HAKIMPURA, P.O - SILGURI P.S. - SILGURI, PIN - 734001, DIST - DARJEELING, STATE - WEST BENGAL.

LOCATION:
RASHCHARI SARANI, HAKIMPURA, SILGURI, WARD NO. - 16(S.M.C.)

LAND SCHEDULE :-

R.S. PLOT NO.	= 10673
L.R. PLOT NO.	= 3144
R.S. J.L. NO.	= 11088
L.R. J.L. NO.	= 92
R.S. KHATAN NO.	= 5221
L.R. KHATAN NO.	= 1287, 2567
R.S. SHEET NO.	= 17
R.S. MOUZA	= SILGURI
L.R. MOUZA	= SILGURI PURBA
P.S.	= SILGURI
DIST.	= DARJEELING
WARD NO.	= 16 (S.M.C.)
HOLDING NO.	= 83/213/291
BOROUGH NO.	= 3

L.U.C.C. MEMO NO. = 16933/SIDA , DATED -13.04.2026

AREA STATEMENT :-

LAND AREA AS/DEED = 668.90 Sqm.
LAND AREA AS/KHATAN = 667.73 Sqm.
LAND AREA (AS/SITE) = 667.73 Sqm.
ROAD WIDTH = 7.80 M.

AREA STATEMENT SUMMARY :-

SL.NO.	PARAMETER	PERMISSIBLE	PROPOSED
1.	BUILDING HEIGHT	20.0 M	15.50 M
2.	F.A.R.	2.0	1.96
3.	GROUND COVERAGE (IN %)	50.00 %	46.39 %
4.	PLOT AREA	-	667.73 SQM.
5.	MINIMUM WIDTH OF PLOT	-	15.13 M.
6.	TOTAL BUILTUP AREA	-	1733.80 SQM.
7.	FLOOR AREA (FAR F.A.R.)	1335.46 M ²	1309.05 M ²
8.	COVERED AREA	333.87 SQM.	309.74 SQM.
9.	NO. OF PARKING	10 NOS.	10 NOS.

C.B. AREA = 32.16 SQ.M. (1.85 % OF TOTAL BUILTUP AREA)
COMMERCIAL AREA (RETAIL SHOP) = 49.08 SQ.M.

FLOORWISE BREAKUP:-

FLOOR NAME	TOTAL AREA	DEDUCTION	BUILTUP AREA	EXEMPTION 48 (A)(2)(II)	COVERED PARKING	EXEMPTION FOR COVERED PARKING	FLOOR AREA (FOR F.A.R.)
FLOOR-PARKING	355.40 M ²	—	355.40 M ²	34.86 M ²	271.46 M ²	250.00 M ²	70.54 M ²
FLOOR-01	355.40 M ²	10.80 M ²	344.60 M ²	34.86 M ²	—	—	309.74 M ²
FLOOR-02	355.40 M ²	10.80 M ²	344.60 M ²	34.86 M ²	—	—	309.74 M ²
FLOOR-03	355.40 M ²	10.80 M ²	344.60 M ²	34.86 M ²	—	—	309.74 M ²
FLOOR-04	355.40 M ²	10.80 M ²	344.60 M ²	34.86 M ²	—	—	309.74 M ²
	1777.00 M ²	43.20 M ²	1733.80 M ²	174.30 M ²	271.46 M ²	250.00 M ²	1309.50 M ²

*LIST OF DEDUCTION: LIFT, DUCT, CHIMNEY, VENTILATION SHAFT
*LIST OF EXEMPTION: STAIRCASE, STAIRCASE LANDING, WIDE LIFT LOBBY SERVICE EQUIPMENTS.

TOTAL		OCCUPANCY DETAILS			
BLOCK NAME	FLOOR NAME	Occupancy	Occupancy area(Net)	Occupancy area(Gross)	
SINGLE BUILDING	FLOOR01	Residential	355.40	309.74	
	FLOOR02	Residential	355.40	309.74	
	FLOOR03	Residential	355.40	309.74	
	FLOOR04	Residential	355.40	309.74	
	FLOOR-PARKING	MERCANTILE-RETAIL	49.08	49.08	
	TOTAL			1470.68	1288.04

Tenements Details					
BLOCK NAME	FLOOR NAME	Tenements Reference	Single/Duplex	Tenements area	
SINGLE BUILDING	FLOOR01, FLOOR02, FLOOR03, FLOOR04- TYPICAL	A	Single	66.74	
		B	Single	59.50	
		C	Single	87.22	
		D	Single	73.99	
			TOTAL		307.45

EXISTING AREA DETAILS:- NIL
THE LAND IS VACANT

DECLARATION OF OWNERS :-

I/WE DO HEREBY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE L.B.A. (L.B.S.) BEARING THE BUILDING PLAN APPLICATION OR/HS ASSESSMENT ANY OTHER B.L.B.S. OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

CERTIFICATE OF BUILDING PLAN :-

I/WE DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTION AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO-10673, LR PLOT NO-3144, R.S. KHATAN NO-5221, L.R. KHATAN NO-1287, 2567, R.S. J.L. NO-11088, L.R. J.L. NO-92, R.S. MOUZA - SILGURI, L.R. MOUZA - SILGURI PURBA, P.S. - SILGURI, WARD NO-16, DIST - DARJEELING, WEST BENGAL, HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVISIONS UNDER THE WEST BENGAL MUNICIPAL BUILDING RULES 2007. THIS ALSO TO CERTIFY THAT ALL RELEVANT NOTIFICATION CERTIFICATES FROM THE RESPECTIVE AUTHORITIES SUCH AS FIRE AND EMERGENCY SERVICES DEPARTMENT, AIRPORT AUTHORITY, POLLUTION CONTROL, ROAD TRANSPORTATION DEPARTMENT, ETC. AS APPLICABLE IN THIS REGARD, ARE ALSO ENCLOSED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCT. I/WE DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO-10673, LR PLOT NO-3144, R.S. KHATAN NO-5221, L.R. KHATAN NO-1287, 2567, R.S. J.L. 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